

# Maryland Avenue SW Plan

Through participation in the National Capital Planning Commission's (NCPCC's) Southwest Ecodistrict initiative, the Office of Planning (OP) completed the Maryland Avenue SW Plan in June 2012 –after working with and obtaining input from government agency representatives, land owners, office workers, nearby neighbors, and transit and railway operators. The plan identifies the redevelopment opportunities, open space improvements, zoning tools, and the next steps necessary to achieve a vibrant residential mixed use corridor called for in the Comprehensive Plan.

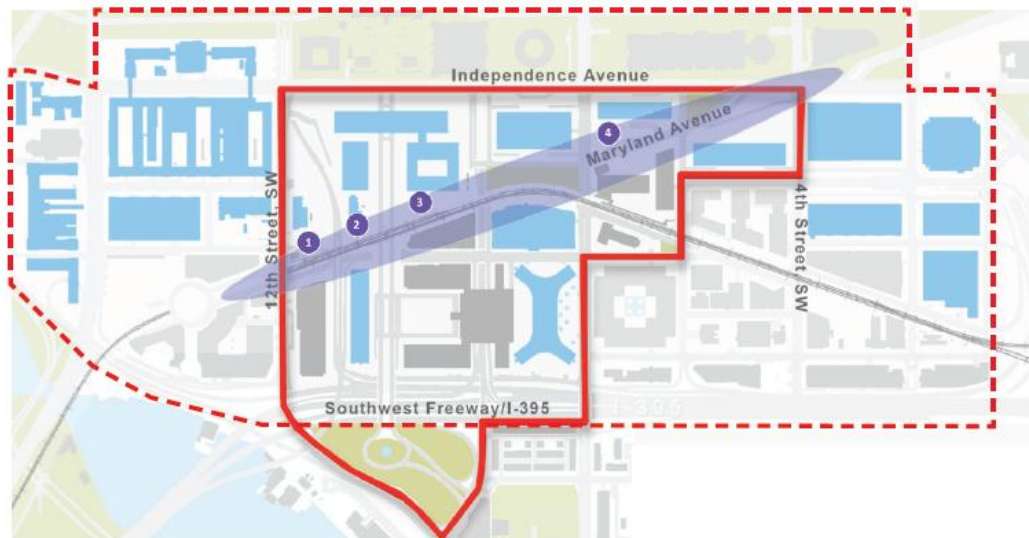


NCPCC's Southwest Ecodistrict

## Maryland Avenue SW Study Area

This diagram depicts the study area for the Maryland Avenue SW Plan, the Southwest Ecodistrict and the broader Southwest Rectangle.

-  Federal Buildings
-  Private Buildings
-  Southwest Rectangle Boundary
-  Southwest Ecodistrict
-  Maryland Avenue SW Plan
-  Potential GSA Conveyance Sites



## Goals

**Provide Connections** - plan for the reestablishment and decking of Maryland Avenue as a continuous corridor that improves pedestrian and vehicular circulation patterns, affords redevelopment of key underutilized parcels, create new intersections at 9th, 10th and 11th Streets SW and reinforces the prominence of the historic L'Enfant vista toward the Capitol Building.

**Improve Transit Access** - capitalize on the presence of multiple modes of transportation by emphasizing alternatives to motor vehicles, improving transit stations, and focusing activity around transit stops.

**Diversify Land Use** - encourage residential and hotel development throughout the corridor by targeting underutilized sites for priority uses. Achieve a more diverse and balanced mix of uses to complement the strong office presence.

**Enhance the Public Realm** - initiate physical improvements to the Maryland Avenue streetscape and transform Reservation 113 into a dynamic urban park to provide the attractive setting necessary to redefine the corridor as a prestigious address.

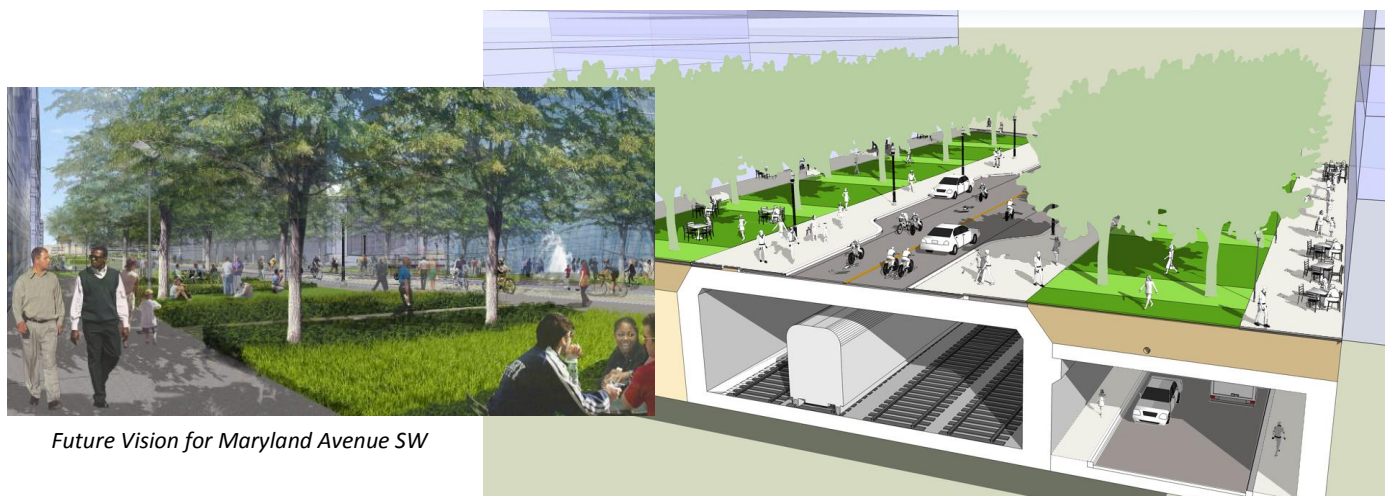
## Background

The Maryland Avenue SW Plan was initiated in February 2011 to study the feasibility of reconstructing a major missing link in the L'Enfant street grid, Maryland Avenue SW and creating a more diverse land use mix in the heart of the Southwest Rectangle, between the National Mall and Southwest Waterfront. The study area is located in Ward 6, and is bounded by 6th and 12th Streets, SW along the historic Maryland Avenue SW vista.



*Maryland Avenue SW Today*

## Vision



*Future Vision for Maryland Avenue SW*

## Planning Process

The Maryland Avenue SW Plan Advisory Committee helped guide the development of the Plan. The Advisory Committee participated in four meetings, led by OP and AECOM consultant team, where they identified opportunities and goals, reviewed consultant analysis, provided input on alternatives for the Avenue and developed draft recommendations.

- Amtrak
- Virginia Railway Express
- CSX
- WMATA
- Advisory Neighborhood Commission 6D
- Cultural Tourism
- Penn Quarter Neighborhood Association
- CIM Group
- Republic Properties Corporation

- The JBG Companies
- PN Hoffman
- Boston Properties
- BMS Real Estate Services
- Clark Enterprises Inc.
- Piedmont Office Realty Trust, Inc.

OP also hosted a series of four public meetings to obtain feedback on existing conditions, goals and recommendations, and received 400 responses to a 10-question survey that was distributed to gain information about what office workers and residents like and dislike in the study area.

The plan was adopted by Council in June 2012 following a Mayoral Hearing and 30-day public comment period between December 16, 2011, and February 3, 2012.

For more information, visit [www.planning.dc.gov](http://www.planning.dc.gov) or contact Joyce Tsepas at [joyce.tsepas@dc.gov](mailto:joyce.tsepas@dc.gov).

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Government of the District of Columbia  
Vincent C. Gray, Mayor

